

**BURRILLVILLE REDEVELOPMENT AGENCY
MEETING MINUTES**

Meeting Place: Council Chambers, Town Hall
Meeting Date: August 25, 2009
Meeting Time: 7:00 PM

Members Present:

James Langlois, Chairman	Mark Brizard
Cheryl Choquette	Edward Bonczek, Alternate Member
Jeffrey J. Barr, Vice Chairman	Barbara Schouboe, Alternate Member
David Fontaine	

Members Absent:

None

Staff/Consultants Present:

Timothy F. Kane, General Legal Counsel	Thomas J. Kravitz, Town Planner
Michael C. Wood, Secretary	Scott A. Gibbs, NEEDS, Inc.

Others:

Call To Order:

James Langlois called the meeting to order at 7:08 PM.

Approval of Minutes:

James Langlois made a motion to approve the regular meeting minutes of July 28, 2009 and dispense with a reading of the minutes. The motion was seconded by Jeffrey Barr as amended indicating that Edward Bonczek was not in attendance, and the vote was unanimously approved.

Approval of Invoices/Bills:

Mark Brizard made a motion to ratify payment to ATC Lincoln in the amount of \$2,500.00 for a Phase I Environmental Site Assessment for Pascoag Plat 175, Lots 44, 50, and 59. David Fontaine seconded the motion and the vote was unanimously approved.

Citizen Comment:

None

Consultants/Staff Reports:

Discussion, consideration and action relative to Financial Report including Budgets and Audits.
David Fontaine stated that there was nothing material to report regarding the Agency's financial reports. Mark Brizard made a motion to accept the financial report as presented. The motion was seconded by Jeffrey Barr and the vote was unanimously approved.

Old Business To Be Discussed and Acted On:

Discussion, consideration and action relative to Stillwater Mill Redevelopment District.

a.) Discussion, consideration and action relative to the Clock Tower Project.

Mike Wood referenced construction pictures previously emailed to Agency members. Wood indicated that Joe Garlick projects a late September closing for purchase of the property. Tim Kane stated that he has not yet been notified by buyer's legal counsel. Kane indicated he would attempt to move discussions with the buyer.

James Langlois inquired on the status of the Mill House Restaurant. Kravitz stated that the restaurant recently closed. No one offered any additional information regarding the sale of the property. Brizard stated that the property is on the market for \$450,000.

Discussion, consideration and action relative to the Downtown Pascoag Redevelopment District.

Several directors expressed positive comments regarding the restored 96 Main Street. Wood stated that he has put Jensen in contact with DuPont regarding the possible acquisition and rehabilitation of Dupont's property. Brizard inquired as to whether the BRA can loan funds to property owners. Brizard stated that this may be a good time to discuss this issue given the potential interest of individuals like Jensen. Kane indicated that the BRA can lend funds to private property owners without amendment to the Agency's by-laws. Barr stated that if the BRA was to lend monies, the focus should be on the improvement of buildings and not simply replacement of bank financing. Langlois indicated concerns regarding the BRA establishing a loan program without specific procedures and guidelines. Kane stated that there is not a significant amount of leg work in lending funds. Langlois recommended that Tim Kane and Gibbs look at this issue and report back. Barr stated that there are other options including an interest rate subsidy with a conventional lender taking the lead. Langlois made a motion to charge the Finance Committee with investigating this issue. Jeffrey Barr seconded the motion and the vote was unanimously approved. Wood stated that the Mobil Station CDBG application was turned down by the State. According to Wood, an alternative to assisting the redevelopment of this property would be to apply for RIDEM Brownfield funds. Kravitz stated that there is an October 16, 2009 deadline for the RIDEM Targeted Remediation program and RIDEM is focusing on the Boliden site.

Follow-up on the Bryant University studies.

Kravitz stated that he is having Chris prepare a press release regarding the recommendations of the Cecile Group and Bryant College market reports regarding Downtown Pascoag. Wood inquired as to possible future actions using the information prepared as a result of these two studies. Kravitz stated that focusing on outdoor recreation could lead to an outreach program to encourage those businesses in Burrillville that are currently operating. Wood again questioned how do to put together the findings of the Bryant report and the Cecil Group into a package to promote Downtown Pascoag. There was a discussion among Agency members regarding the various options. Wood asked each Director to forward at least 3 ideas regarding what they would like to see in Downtown Pascoag.

New Business To Be Discussed And Acted Upon:

None.

Correspondence:

None.

General Discussion:

Mike Wood stated that he would like to use the library to hold 3 meetings with the Town Council; one of which would be to meet with the BRA to discuss the Agency's activities. Wood stated that the Agency did get the grant for the hydro electric damn project and a grant ceremony is being planned.

Executive Session:

Request for Executive Session from Michael C. Wood, Secretary, pursuant to Rhode Island Open Meeting Law [42-46-5 (a) (5)] for discussion and considerations related to the acquisition, sale or exchange of real property.

- a) Discussion and consideration related to the acquisition, sale or exchange of real property regarding multiple parcels in Downtown Pascoag; including but not limited to:

24 North Main Street, Pascoag – Lot 175/019
38 Park Place, Pascoag - Lot 175/059
74 Main Street, Pascoag – Lot 175/044
73-75 Main Street, Pascoag – Lot 175/060
0 Main Street, Pascoag – Lot 175/050
160 Main Street, Pascoag – Lot 175/025
85-89 Main Street, Pascoag – Lot 175/061

- b) Discussion, consideration and action relative to property on Harrisville Main Street, Map 160, Lot 74.
- c) Discussion, consideration and action relative to proposed use for Map 160, Lot 66.
- d) Discussion, consideration and action relative to the property on 84-86 Pascoag Main Street, Map 175, Lot 43.
- e) Discussion, consideration and action relative to property on 266 Harrisville Main Street, Harrisville, Map 160, lot 64.

James Langlois made a motion to go into Executive Session with Cheryl Choquette, Jeffrey Barr, Mark Brizard and David Fontaine all voting in favor of the motion.

A motion to reconvene the public portion of the meeting and to seal the minutes of the Executive Session was made by James Langlois with Cheryl Choquette, Jeffrey Barr, Mark Brizard and David Fontaine all voting to support the motion. The public portion of the meeting was reconvened in open session where it was announced that no vote was taken in Executive Session relative to the acquisition, sale or exchange of real property.

Adjournment:

On a motion by James Langlois seconded by Jeffrey Barr, the meeting was adjourned at 7:55 PM.

Minutes approved by:

Michael C. Wood, Secretary

Date:

Date filed with Town Clerk: _____